

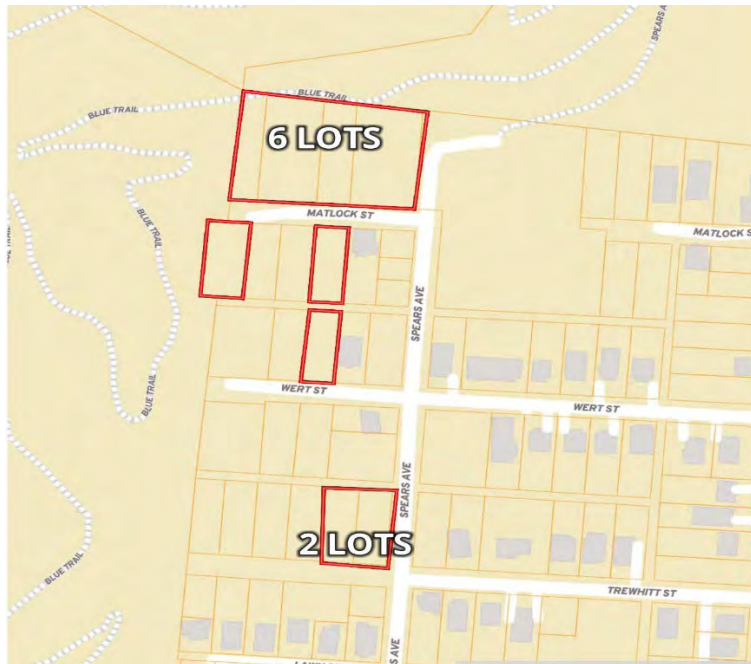
ABSOLUTE AUCTION

OWNER RETIIRING SELLING PORTFOLIO

Saturday, June 11th at 11:00 am

Held at Mountain City Club

729 Chestnut Street, Chattanooga, TN 37402



GlascocAuction.com



HENRY B. GLASCOCK COMPANY

402 Riverside Avenue, Chattanooga, TN 37405

423-825-0049 (o) or 423-991-7221 (c)

Karl Sodergren Auctioneer - TNAL#6300

10% BUYER'S PREMIUM - GLASCOCKAUCTION.COM

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AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

Property Description

Owner retiring and selling portfolio. On Saturday, June 11th at 11:00 a.m. you'll have an opportunity to purchase 11 lots located in North Chattanooga, Tennessee. 9 lots are available for absolute auction.

Property Tax Map Numbers

126L A 008

126L A 009

126L A 010

126L A 011

126L A 012

126L A 015

126L A 021

126L A 029

126L A 029.01

Auction is being held at:

Mountain City Club
729 Chestnut Street
Chattanooga, TN 37402

Contact Henry Glascock for additional information
423-991-7221

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

Pictures



AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

MAPS

Aerial

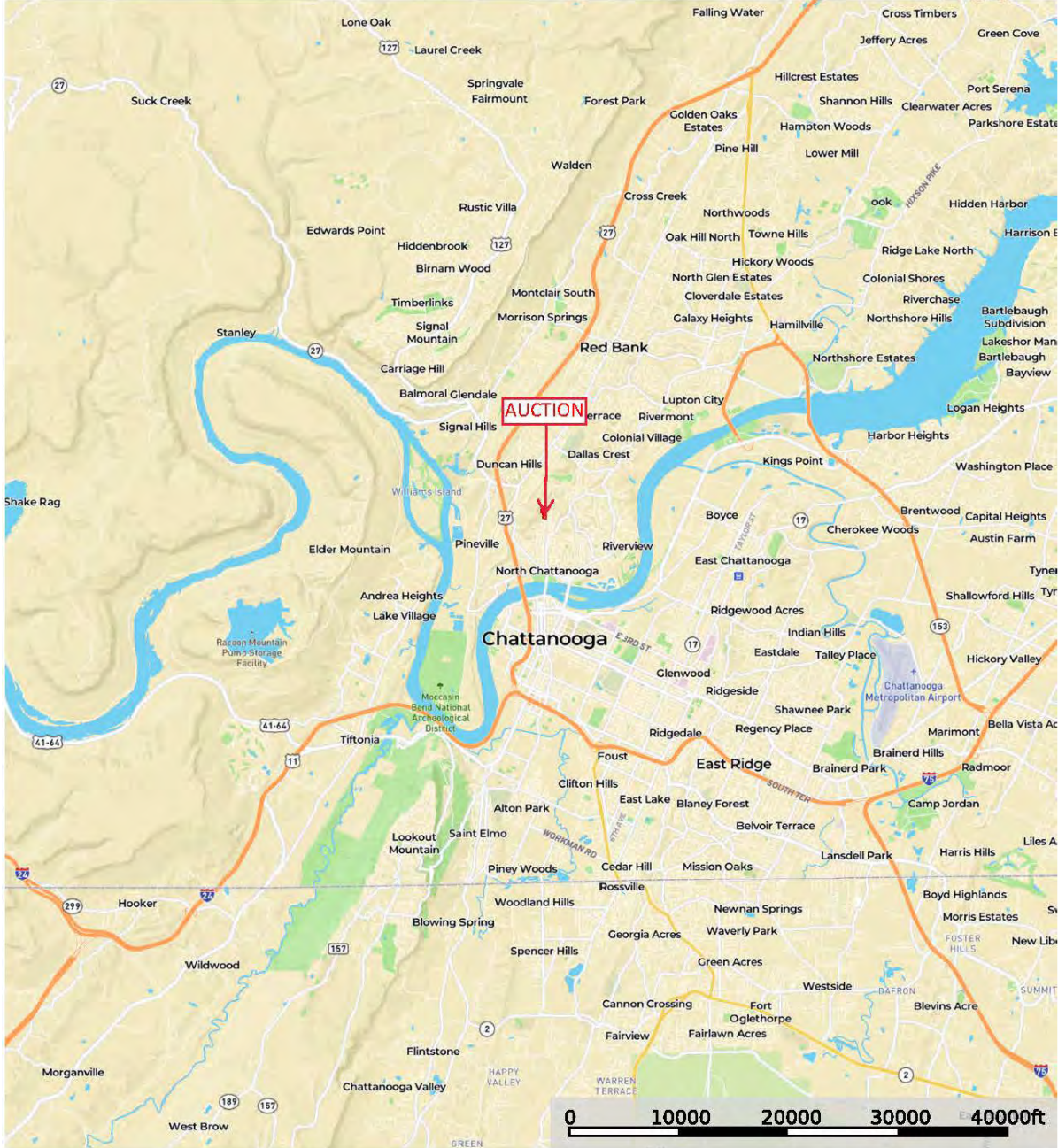
Caldwell
Tennessee, AC +/-



AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

Community

Caldwell
Tennessee, AC +/-



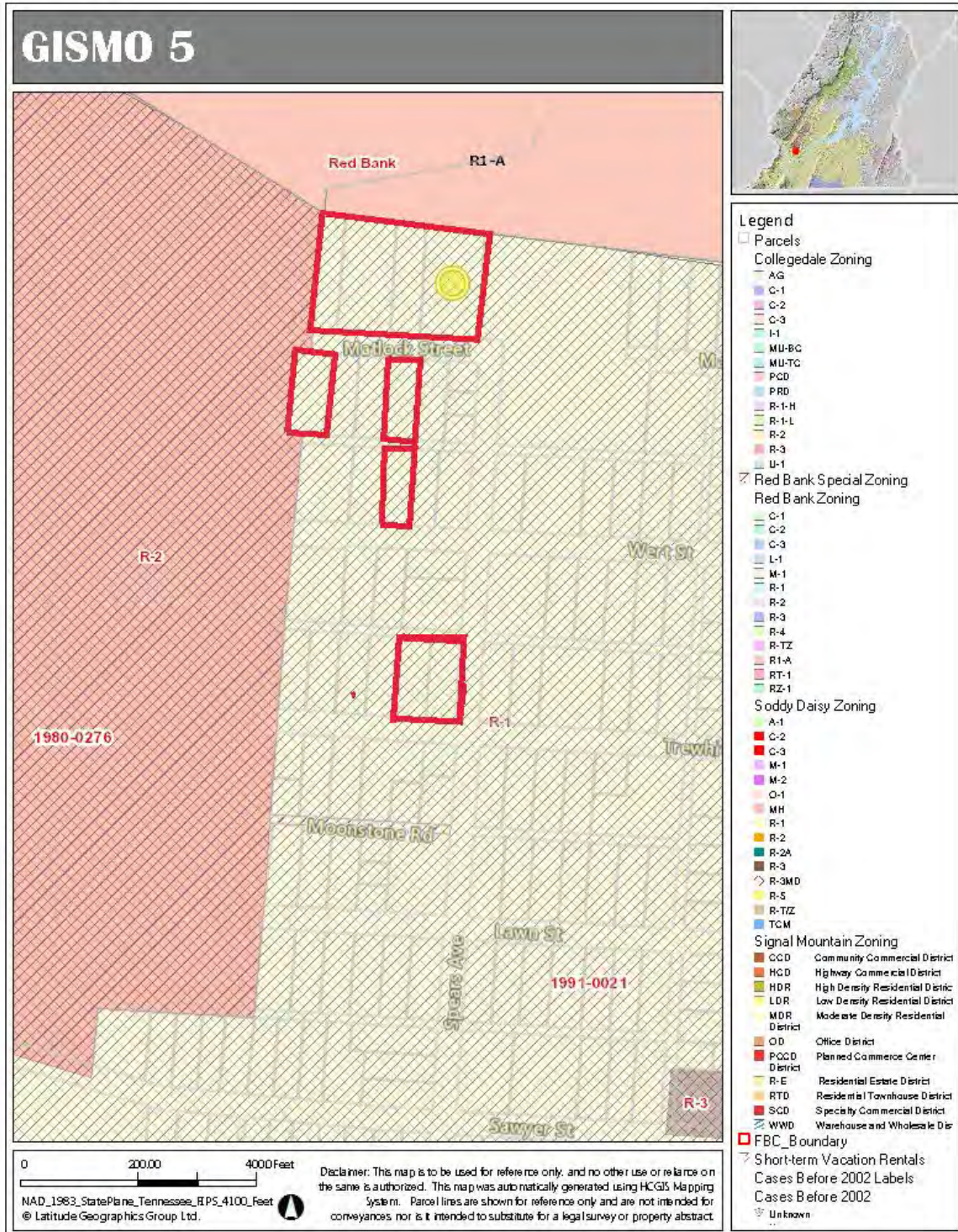
Boundary

Henry Glascock
P: (423) 825-0049 www.glascockco.com 402 Riverside Ave, Chattanooga TN 37405

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

Zoning



AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

Tax Cards

1/31/22, 10:19 AM

CRS - Property Report for Parcel/Tax ID 126L A 008



Monday, January 31, 2022

Property Report

301 Matlock St, Chattanooga, TN 37405
 Hamilton County, TN parcel# 126L A 008

Property Report

Location
Property Address 301 Matlock St
 Chattanooga, TN 37405
Subdivision Spears Sub Of Hill C
County Hamilton County, TN

Current Owner
Name Caldwell Theodore C
Mailing Address Po Box 4383
 Chattanooga, TN 37405-0383

Property Summary
Property Type Open Space
Land Use Undeveloped And Unused Land
Improvement Type
Square Feet



General Parcel Information

Parcel/Tax ID 126L A 008
Alternate Parcel ID
Account Number
District/Ward Chattanooga
2010 Census Trct/Blk 8/1
Assessor Roll Year 2020

Sales History through 01/25/2022

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
10/24/2013	\$12,000	Caldwell Theodore C				10088/951
04/20/1995						4492/545
07/22/1993						4186/974
06/22/1993	\$11,156					ITEM/2226
04/20/1988						3482/409
06/23/1982						2926/775
01/01/1965						1640/381

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2020	Tax Year	2020		
Appraised Land	\$63,000	City Taxes	\$358.63	Chattanooga	2.277
Appraised Improvements	\$0	County Taxes	\$435.52	Hamilton County	2.7652
Total Tax Appraisal	\$63,000	Total Taxes	\$794.15		
Total Assessment	\$15,750	Exempt Amount			
		Exempt Reason			

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

1/31/22, 10:19 AM

CRS - Property Report for Parcel/Tax ID 126L A 008

Property Characteristics: Lot

Land Use	Undeveloped And Unused Land	Lot Dimensions	100X183M
Block/Lot	/42&43	Lot Square Feet	
Latitude/Longitude	35.078376°/-85.309486°	Acreage	

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

Legal Description

Subdivision	Spears Sub Of Hill C	Plat Book/Page	1/27
Block/Lot	/42&43	Description	Lts 42 & 43 Spears Sub Of Hill City Pb1
District/Ward	Chattanooga		Pg27

Fema Flood Zones

Zone Code	Flood Risk	BFE	Description	Firm Panel	FIRM Panel ID	Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.		47065C0333G	02/03/2016

Monday, January 31, 2022

301 Matlock St, Chattanooga, TN 37405
 Hamilton County, TN parcel# 126L A 008

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AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

1/31/22, 10:20 AM

CRS - Property Report for Parcel/Tax ID 126L A 009



Property Report

Monday, January 31, 2022

Matlock St, TN
 Hamilton County, TN parcel# 126L A 009

Property Report

Location
Property Address Matlock St
 TN
Subdivision Spears Sub Of Hill C
County Hamilton County, TN

Current Owner
Name Caldwell Theodore C
Mailing Address Po Box 4383
 Chattanooga, TN 37405-0383

Property Summary
Property Type Open Space
Land Use Undeveloped And Unused Land
Improvement Type
Square Feet



General Parcel Information

Parcel/Tax ID 126L A 009
Alternate Parcel ID
Account Number
District/Ward Chattanooga
2010 Census Trct/Blk 8/1
Assessor Roll Year 2020

Sales History through 01/25/2022

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
03/10/2014	\$18,750	Caldwell Theodore C				10174/337
04/05/1987	\$1,000					3332/840
11/14/1986	\$450					3274/931
05/22/1985					2	3091/300
12/20/1981					2	2807/36
01/01/1972					2	2029/389

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2020	Tax Year	2020		
Appraised Land	\$31,500	City Taxes	\$179.31	Chattanooga	2.277
Appraised Improvements	\$0	County Taxes	\$217.76	Hamilton County	2.7652
Total Tax Appraisal	\$31,500	Total Taxes	\$397.07		
Total Assessment	\$7,875	Exempt Amount			
		Exempt Reason			

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

1/31/22, 10:20 AM

CRS - Property Report for Parcel/Tax ID 126L A 009

Property Characteristics: Lot

Land Use	Undeveloped And Unused Land	Lot Dimensions	50X183M
Block/Lot	/44	Lot Square Feet	
Latitude/Longitude	35.078396°/-85.309735°	Acreage	

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

Legal Description

Subdivision	Spears Sub Of Hill C	Plat Book/Page	1/27
Block/Lot	/44	Description	0022 01 01 Lot 44 Spears Sub Of H III City Pb1 Pg27
District/Ward	Chattanooga		

Fema Flood Zones

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47065C0333G	02/03/2016

Monday, January 31, 2022

Matlock St, TN
 Hamilton County, TN parcel# 126L A 009

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AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

1/31/22, 10:21 AM

CRS - Property Report for Parcel/Tax ID 126L A 010



Monday, January 31, 2022

Property Report

309 Matlock St, Chattanooga, TN 37405
 Hamilton County, TN parcel# 126L A 010

Property Report

Location
Property Address | 309 Matlock St
 Chattanooga, TN 37405

Subdivision
County | Hamilton County, TN

Current Owner
Name | Caldwell Theodore C
Mailing Address | Po Box 4383
 Chattanooga, TN 37405-0383

Property Summary
Property Type | Open Space
Land Use | Undeveloped And Unused Land
Improvement Type
Square Feet



General Parcel Information

Parcel/Tax ID | 126L A 010
Alternate Parcel ID
Account Number
District/Ward | Chattanooga
2010 Census Trct/Blk | 8/1
Assessor Roll Year | 2020

Sales History through 01/25/2022

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
10/30/2013	\$20,000	Caldwell Theodore C				10094/164
04/29/2010	\$3,925	Marco Investments Llc		Quit Claim Deed		9159/407
06/05/2008	\$11,202				3	ITEM/1236
06/05/2008						8698/160
09/30/1997						4951/9
04/07/1997						4851/1
06/20/1995	\$11,162				2	ITEM/1874
06/20/1995						4529/861
01/01/1953						1102/515

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2020	Tax Year	2020		
Appraised Land	\$57,200	City Taxes	\$325.61	Chattanooga	2.277
Appraised Improvements	\$0	County Taxes	\$395.42	Hamilton County	2.7652
Total Tax Appraisal	\$57,200	Total Taxes	\$721.03		
Total Assessment	\$14,300	Exempt Amount			
		Exempt Reason			

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

https://www.crsdata.com/appraiser/eval/PropertyReport.aspx?p=JqDcZMEHP*C2ueMg-kWzrwdgIG8O1ZufjAQEEEdCn9OcQFQGTJ5NzQ__

1/2

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

1/31/22, 10:21 AM

CRS - Property Report for Parcel/Tax ID 126L A 010

Property Characteristics: Extra Features
 No extra features were found for this parcel.

Property Characteristics: Lot

Land Use	Undeveloped And Unused Land	Lot Dimensions	90X186M
Block/Lot	/45	Lot Square Feet	
Latitude/Longitude	35.078412°/-85.309966°	Acreage	

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

Legal Description

Subdivision		Plat Book/Page	1/27
Block/Lot	/45	Description	Lts 45 & 46 Spears Sub Of Hill City Pb1
District/Ward	Chattanooga		Pg27

Fema Flood Zones

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47065C0333G	02/03/2016

Monday, January 31, 2022

309 Matlock St, Chattanooga, TN 37405
 Hamilton County, TN parcel# 126L A 010

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AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

1/31/22, 10:21 AM

CRS - Property Report for Parcel/Tax ID 126L A 011



Monday, January 31, 2022

Property Report

Matlock St, TN
 Hamilton County, TN parcel# 126L A 011

Property Report

Location
Property Address | Matlock St
 TN
Subdivision | Spears Sub Of Hill C
County | Hamilton County, TN

Current Owner
Name | Caldwell Theodore C
Mailing Address | Po Box 4383
 Chattanooga, TN 37405-0383



Property Summary
Property Type | Open Space
Land Use | Undeveloped And Unused Land
Improvement Type
Square Feet

General Parcel Information

Parcel/Tax ID | 126L A 011
Alternate Parcel ID
Account Number
District/Ward | Chattanooga
2010 Census Trct/Blk | 8/1
Assessor Roll Year | 2020

Sales History through 01/25/2022

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
07/18/2014	\$25,000	Caldwell Theodore C				10261/164
03/06/1997					28	4840/845
01/07/1991					7	3807/524
06/20/1988	\$11,138				7	ITEM/2052
06/19/1988						3501/849
10/07/1987						3425/548
11/27/1985					13	3151/900
08/01/1985	\$11,126					ITEM/1014
08/01/1985						3150/138
06/28/1983						2921/836

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Assessment Year	2020	Tax Year	2020		
Appraised Land	\$24,800	City Taxes	\$141.17	Chattanooga	2.277
Appraised Improvements	\$0	County Taxes	\$171.44	Hamilton County	2.7652
Total Tax Appraisal	\$24,800	Total Taxes	\$312.62		
Total Assessment	\$6,200	Exempt Amount			
		Exempt Reason			

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

1/31/22, 10:21 AM

CRS - Property Report for Parcel/Tax ID 126L A 011

Property Characteristics: Extra Features
 No extra features were found for this parcel.

Property Characteristics: Lot

Land Use	Undeveloped And Unused Land	Lot Dimensions	40X191.2
Block/Lot	/47	Lot Square Feet	
Latitude/Longitude	35.078426°/-85.310179°	Acreage	

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

Legal Description

Subdivision	Spears Sub Of Hill C	Plat Book/Page	1/27
Block/Lot	/47	Description	Lot 47 Spears Sub Of Hill City Pb1 Pg27
District/Ward	Chattanooga		

Fema Flood Zones

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47065C0333G	02/03/2016

Monday, January 31, 2022

Matlock St, TN
 Hamilton County, TN parcel# 126L A 011

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AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

5/19/22, 10:48 AM

CRS Data - Property Report for Parcel/Tax ID 126LA 012



Thursday, May 19, 2022

LOCATION

Property Address Matlock St
TN
Subdivision Spears Sub Of Hill C
County Hamilton County, TN

PROPERTY SUMMARY

Property Type Open Space
Land Use Undeveloped And Unused Land

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 126LA 012
Alternate Parcel ID
Account Number
District/Ward Chattanooga
Opportunity Zones No
2010 Census Trct/Blk 8/1
Assessor Roll Year 2020



CURRENT OWNER

Name Caldwell Theodore C
Mailing Address Po Box 4383
Chattanooga, TN 37405-0383

SCHOOL ZONE INFORMATION

Red Bank Elementary School 2.4 mi
Elementary: Pre K to 5 Distance
Red Bank Middle School 3.0 mi
Middle: 6 to 8 Distance
Red Bank High School 3.1 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 05/06/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/24/2013	\$12,000	Caldwell Theodore C	Harmet South LLC			10088/979
7/2/2004			Pine Breeze Development Corp		54	7191/477
5/19/2004			Harmet South L P		2	7137/140
4/29/1994			Hamilton Co & Chatt City Of			4340/247
7/9/1990	\$11,147		Commerce Union Bk		3	ITEM/485
7/9/1990			Hamilton Co			3760/492
4/26/1984	\$11,117				4	ITEM/1052
8/21/1981						2925/610
8/19/1981					9	2778/420
4/1/1974	\$100					2184/730

TAX ASSESSMENT

<https://www.crsdata.com/LocalLook/Property/~gtpb3DQ3mlO6u9N24CXyYCRBCf0mMQPLeVJlmawh73o0MCwurpxnm866eoV~YtAsA8ok1CczL1>

1/3

AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

5/19/22, 10:48 AM

CRS Data - Property Report for Parcel/Tax ID 126LA 012

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021	Chattanooga	2.25
Appraised Land	\$52,500	Assessed Land		Hamilton County	2.2373
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$52,500	Total Assessment	\$13,125		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021	\$295.31	\$293.65	\$588.96
2020	\$217.45	\$264.08	\$481.53
2019	\$217.45	\$264.08	\$481.53
2018	\$217.45	\$264.08	\$481.53
2017	\$217.45	\$264.08	\$481.53
2016	\$82.55	\$98.86	\$181.40
2015	\$82.55	\$98.86	\$181.40
2014	\$82.55	\$98.86	\$181.40
2013	\$82.55	\$98.86	\$181.41

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped And Unused Land	Lot Dimensions	65X137
Block/Lot	/Pt 47-88	Lot Square Feet	
Latitude/Longitude	35.077867°/-85.310298°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Display online RPA zoning	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Spears Sub Of Hill C	Plat Book/Page	1/27
Block/Lot	/Pt 47-88	District/Ward	Chattanooga
Description	Lt 48 Pt Lt 88 Spears Sub Of Hill C lty Pb1 Pg27		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date

<https://www.crsdata.com/LocalLook/Property/-gtpb3DQ3miO6u9N24CXyYCRBCf0mMQPLeVJImawh73o0MCwurpxnm866eoV-YtAsA8ok1CczL11> 2/3

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

5/19/22, 10:48 AM

CRS Data - Property Report for Parcel/Tax ID 126L A 015



Thursday, May 19, 2022

LOCATION
Property Address Matlock St
 TN
Subdivision
County Hamilton County, TN
PROPERTY SUMMARY
Property Type Open Space
Land Use Undeveloped And Unused Land
Improvement Type
Square Feet



GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 126L A 015
Alternate Parcel ID
Account Number
District/Ward Chattanooga
Opportunity Zones No
2010 Census Trct/Blk 8/1
Assessor Roll Year 2020

CURRENT OWNER

Name Caldwell Theodore C
Mailing Address Po Box 4383
 Chattanooga, TN 37405-0383

SCHOOL ZONE INFORMATION

Red Bank Elementary School 2.4 mi
 Elementary: Pre K to 5 Distance
Red Bank Middle School 3.0 mi
 Middle: 6 to 8 Distance
Red Bank High School 3.1 mi
 High: 9 to 12 Distance

SALES HISTORY THROUGH 05/06/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/17/2013	\$4,000	Caldwell Theodore C	Yates Brigit Christian			10085/828
7/13/2010	\$22,000	Yates Brigit Christian	Crooks James R II	Combination Sale	3	9205/474
5/28/2010	\$15,000	Crooks James R	Smith Leighton	Combination Sale	2	9176/684
9/11/2009	\$16,031	McUSIC Rick			2	9017/405
2/26/2009	\$20,000	Smith Leighton	Crooks James R II & Andrea S		2	8867/731
11/9/2007	\$16,500	Crooks James R II	Smith Leighton			8519/269
7/10/2007	\$16,500	Smith Leighton	Household Financial Center Inc			8412/613
1/8/2007	\$16,976		Hambrick Velma Jean Hunt			8211/20
1/1/1968	\$1,200					1787/648

TAX ASSESSMENT

<https://www.crsdata.com/LocalLook/Property/~gtpb3DQ3miO6u9N24CXyYCRBCf0mMQPLcvso0XRUIeYFBTYk6kJA49c5pWfKpQw-Kd8oPs3leY1>

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AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

5/19/22, 10:48 AM

CRS Data - Property Report for Parcel/Tax ID 126L A 015

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021	Chattanooga	2.25
Appraised Land	\$52,500	Assessed Land		Hamilton County	2.2373
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$52,500	Total Assessment	\$13,125		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021	\$295.31	\$293.65	\$588.96
2020	\$167.36	\$203.24	\$370.60
2019	\$167.36	\$203.24	\$370.60
2018	\$167.36	\$203.24	\$370.60
2017	\$167.36	\$203.24	\$370.60
2016	\$42.72	\$51.16	\$93.87
2015	\$42.72	\$51.16	\$93.87
2014	\$42.72	\$51.16	\$93.87
2013	\$42.72	\$51.16	\$93.88

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped And Unused Land	Lot Dimensions	50X137
Block/Lot	/51	Lot Square Feet	
Latitude/Longitude	35.077840°/-85.309775°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Display online RPA zoning	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	1/27
Block/Lot	/51	District/Ward	Chattanooga
Description	Lt 51 Spears Sub Of Hill City Pb1 P G27		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
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<https://www.crsdata.com/LocalLook/Property/~g1pb3DQ3mlO6u9N24CXyYCRBCf0mMQPLcvso0XRUIeYFBTYk6kJA49c5pWFkpQw-Kd8oPs3leY1>

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AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

5/19/22, 10:49 AM

CRS Data - Property Report for Parcel/Tax ID 126LA 021



Thursday, May 19, 2022

LOCATION

Property Address Wert St
TN

Subdivision Spears Sub Of Hill C
County Hamilton County, TN

PROPERTY SUMMARY

Property Type Open Space
Land Use Undeveloped And Unused Land

Improvement Type
Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 126LA 021
Alternate Parcel ID
Account Number
District/Ward Chattanooga
Opportunity Zones No
2010 Census Trct/Blk 8/1
Assessor Roll Year 2020



CURRENT OWNER

Name Caldwell Theodore C
Mailing Address Po Box 4383
Chattanooga, TN 37405-0383

SCHOOL ZONE INFORMATION

Red Bank Elementary School 2.4 mi
Elementary: Pre K to 5 Distance
Red Bank Middle School 3.0 mi
Middle: 6 to 8 Distance
Red Bank High School 3.1 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 05/06/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/17/2013	\$28,000	Caldwell Theodore C	Yates Brigitt Christian	Warranty Deed	2	10085/826
7/13/2010	\$22,000	Yates Brigitt Christian	Crooks James R II	Combination Sale	3	9205/474
5/28/2010			Smith Leighton			9176/902
8/25/2008	\$14,000	Smith Leighton	Jowers David & Pamela			8747/436
11/15/2007	\$10,000	Jowers David	Diamond Sam D			8556/333
2/24/2005			Stephenson Herbert & Ruby Trs		8	7453/912
7/18/2000			Stephenson Herbert & Ruby Trs			5674/649
4/7/1997			Hamilton County &			4851/3
6/10/1996			Hamilton County &			4750/291
6/20/1995	\$11,162		Salvation Army			ITEM/2500
6/20/1995			Hamilton County &			4578/426

<https://www.crsdata.com/LocalLook/Property/~gtpb3DQ3mlO6u9N24CXyYCRBCf0mMQPU~wRQM1hrjIB1Imoh5IFgl7YaA2qpnxnrbnUI6bqHgo1>

1/3

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

5/19/22, 10:49 AM

CRS Data - Property Report for Parcel/Tax ID 126LA 021

11/30/1914

Hamilton County &

Y12/474

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021	Chattanooga	2.25
Appraised Land	\$105,000	Assessed Land		Hamilton County	2.2373
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$105,000	Total Assessment	\$26,250		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021	\$590.63	\$587.29	\$1,177.92
2020	\$334.72	\$406.48	\$741.20
2019	\$334.72	\$406.48	\$741.20
2018	\$334.72	\$406.48	\$741.20
2017	\$334.72	\$406.48	\$741.20
2016	\$191.07	\$228.82	\$419.89
2015	\$191.07	\$228.82	\$419.89
2014	\$191.07	\$228.82	\$419.89
2013	\$191.07	\$228.82	\$419.89

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped And Unused Land	Lot Dimensions	100X137
Block/Lot	/70&71	Lot Square Feet	
Latitude/Longitude	35.077438°/-85.309897°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Display online RPA zoning	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Spears Sub Of Hill C	Plat Book/Page	1/27
Block/Lot	/70&71	District/Ward	Chattanooga
Description	Lts 70 & 71 Spears Sub Of Hill City Pb1 Pg27		

<https://www.crsdata.com/LocalLook/Property/~gtpb3DQ3mIO6u9N24CXyYCRBCf0mMQPU-wRQM1hrjIB1moh5TFgl7yaA2qpnxnrbnUI6bqHgo1>

2/3

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

4/28/22, 1:15 PM

CRS Data - Property Report for Parcel/Tax ID 126L A 029



Thursday, April 28, 2022

LOCATION

Property Address Trewitt St
TN
Subdivision Spears Sub Of Hill C
County Hamilton County, TN

PROPERTY SUMMARY

Property Type Open Space
Land Use Undeveloped And Unused Land
Improvement Type
Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 126L A 029
Alternate Parcel ID
Account Number
District/Ward Chattanooga
Opportunity Zones No
2010 Census Trct/Blk 8/1
Assessor Roll Year 2020



CURRENT OWNER

Name Old Town Hall Lp
Mailing Address 1109 Spears Ave
Chattanooga, TN 37405-2047

SCHOOL ZONE INFORMATION

Red Bank Elementary School 2.4 mi
Elementary: Pre K to 5 Distance
Red Bank Middle School 3.1 mi
Middle: 6 to 8 Distance
Red Bank High School 3.2 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 04/11/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/28/2021	\$285,000	Old Town Hall Lp	Schimpf George	Warranty Deed	3	12587/696 2021072900104
3/22/2005		Schimpf George	Coots Thomas Mark & Patricia Ann		2	7470/138
4/20/1995			Hamilton Co &			4492/549
6/22/1993	\$11,156		Holloway Robert T Etal		2	ITEM/1297
6/22/1993			Hamilton Co &			4184/584
1/9/1984	\$220					2957/211
9/29/1977	\$11,082				2	ITEM/2911
1/1/1905						G8/399

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021	Chattanooga	2.25

<https://www.crsdata.com/LocalLook/Property/~gtpb3DQ3mlO6u9N24CXyYCRBCf0mMQPNj8sdNGLRDMJX2HWt0c9g2>

1/3

AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

4/28/22, 1:15 PM

CRS Data - Property Report for Parcel/Tax ID 126L A 029

Appraised Land	\$52,500	Assessed Land	Hamilton County	2.2373
Appraised Improvements		Assessed Improvements		
Total Tax Appraisal	\$52,500	Total Assessment	\$13,125	
		Exempt Amount		
		Exempt Reason		

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021	\$295.31	\$293.65	\$588.96
2020	\$167.36	\$203.24	\$370.60
2019	\$167.36	\$203.24	\$370.60
2018	\$167.36	\$203.24	\$370.60
2017	\$167.36	\$203.24	\$370.60
2016	\$84.86	\$101.62	\$186.48
2015	\$84.86	\$101.62	\$186.48
2014	\$84.86	\$101.62	\$186.48
2013	\$84.86	\$101.62	\$186.48

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped And Unused Land	Lot Dimensions	50X137
Block/Lot	/94	Lot Square Feet	
Latitude/Longitude	35.076537°/-85.309554°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Display online RPA zoning	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Spears Sub Of Hill C	Plat Book/Page	1/27
Block/Lot	/94	District/Ward	Chattanooga
Description	Lot 94 Spears Sub Of Hill City Pb1 Pg27 Trehitt Street		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47065C0333G	02/03/2016

AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

4/28/22, 1:14 PM

CRS Data - Property Report for Parcel/Tax ID 126L A 029.01



Thursday, April 28, 2022

LOCATION

Property Address Trewhitt St
TN

Subdivision

County Hamilton County, TN

PROPERTY SUMMARY

Property Type Open Space
Land Use Undeveloped And Unused Land

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 126L A 029.01

Alternate Parcel ID

Account Number

District/Ward Chattanooga

Opportunity Zones No

2010 Census Trct/BIK 8/1

Assessor Roll Year 2020



CURRENT OWNER

Name Old Town Hall Lp
Mailing Address 1109 Spears Ave
Chattanooga, TN 37405-2047

SCHOOL ZONE INFORMATION

Red Bank Elementary School 2.4 mi
 Elementary: Pre K to 5 Distance
Red Bank Middle School 3.1 mi
 Middle: 6 to 8 Distance
Red Bank High School 3.2 mi
 High: 9 to 12 Distance

SALES HISTORY THROUGH 04/11/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/28/2021	\$285,000	Old Town Hall Lp	Schimpf George	Warranty Deed	3	12587/696 2021072900104
4/30/2007	\$1,000	Schimpf George S	Hartman Benjamin Lewis Jr			8324/735
7/13/1999			Hartman Benjamin Lewis Sr &			5403/71
1/1/1970	\$100					1943/19

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021	Chattanooga	2.25
Appraised Land	\$52,500	Assessed Land		Hamilton County	2.2373
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$52,500	Total Assessment	\$13,125		
		Exempt Amount			

<https://www.crsdata.com/LocalLook/Property/~gtpb3DQ3mIO6u9N24CXyYCRBCf0mMQPNj8sdNGLRDOcUEkty9Kjw2>

1/2

AUCTION – June 11th at 11:00 am
 729 Chestnut Street - Chattanooga, TN 37402

4/28/22, 1:14 PM

CRS Data - Property Report for Parcel/Tax ID 126L A 029.01

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021	\$295.31	\$293.65	\$588.96
2020	\$167.36	\$203.24	\$370.60
2019	\$167.36	\$203.24	\$370.60
2018	\$167.36	\$203.24	\$370.60
2017	\$167.36	\$203.24	\$370.60
2016	\$86.59	\$103.70	\$190.28
2015	\$86.59	\$103.69	\$190.28
2014	\$86.59	\$103.69	\$190.28
2013	\$86.59	\$103.70	\$190.29

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped And Unused Land	Lot Dimensions	50X137
Block/Lot	/95	Lot Square Feet	
Latitude/Longitude	35.076547°/-85.309721°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Display online RPA zoning	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	1/27
Block/Lot	/95	District/Ward	Chattanooga
Description	Lt 95 Spears Sub Of Hill Coty Pb1 P G27 Trehwitt St		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47065C0333G	02/03/2016

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 Information Deemed Reliable But Not Guaranteed.

Frequently Asked Questions

- Q. What do I need to bring to the auction? A letter of credit? A certified check?
A. All you will need at the auction is a personal check or cash for the earnest money which, if you are the winning bidder, will be promptly deposited the following business day. You will also need to register, so plan on arriving 15 minutes before 11:00 am to fill out a very brief registration form.

- Q. Will there be any liens, back property taxes or past debts on the property when I purchase?
A. No, the property will be sold free and clear of any liens, back property taxes or past debts. Current property taxes will be prorated to date of closing. Purchaser must buy title insurance to insure clear title at closing and Auctioneer will coordinate this process.

- Q. How much earnest money is due on Auction day?
A. Ten percent (10%) of the purchase price is due on auction day. As an example:

High Bid	\$100,000
Buyer's Premium (10%)	<u>\$ 10,000</u>
Purchase Price	\$110,000
Earnest money (10%)	<u>\$ 11,000</u>
Balance due in 30 days	\$ 99,000

- Q. What other expenses will the buyer have at closing?
A. The cost to record the deed plus the transfer taxes based on the purchase price. Also, the cost of title insurance and any Purchaser's closing fees.

- Q. Is the down payment refundable?
A. No, the down payment is refundable only if the Seller cannot provide a clear title at closing (see Title Commitments). There are no contingencies for financing, building condition, mechanical systems, etc. Again, bidders are encouraged to have the property inspected prior to the auction.

- Q. When is the closing?
A. On or before 30 days after the auction with Title Guaranty and Trust Company, 617 Walnut Street, Chattanooga, TN 37402 (423-266-5751). Seller has the option to extend the closing date.

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

Sample Contract

HENRY B. GLASCOCK COMPANY
AUCTIONS - APPRAISAL - REAL ESTATE BROKERAGE
402 RIVERSIDE AVE - CHATTANOOGA, TN - 37405
AUCTION REAL ESTATE SALES CONTRACT
HAMILTON COUNTY, TENNESSEE - JUNE 11, 2022

As a result of the efforts of HENRY B. GLASCOCK COMPANY AND KARL SODERGREN, hereinafter referred to as "Auctioneer," the undersigned Purchaser agrees to buy, and the undersigned Seller agrees to sell, all that tract or parcel of land lying and being in Hamilton County, TN, together with all plants, trees, and shrubbery now on the premises, together with all improvements thereon and appurtenances thereto, collectively hereinafter referred to as the "Property," identified on tax parcel _____ located at _____, Chattanooga, Tennessee.

The purchase price of the Property, including a ten percent (10%) buyer's premium, is \$ _____. Said amount shall be paid in cash, in full, at closing. Purchaser's obligation to close shall not be contingent upon Purchaser's ability to obtain financing. Purchaser shall pay all usual and customary closing costs. For an outline of the financial terms of sale, see below.

Bidder Number	OUTLINE OF FINANCIAL TERMS OF SALE	
	High Bid.....	= _____
	Buyer's Premium (10%).....	+ _____
	Purchase Price.....	\$ _____
	Earnest Money (10%).....	- _____
	Balance Due at Closing.....	\$ _____

Purchaser has paid to Auctioneer the sum of \$ _____, as earnest money, which earnest money shall be promptly deposited into the escrow account of Title Guaranty and Trust Company and is to be applied as part payment of the purchase price at the time of closing or as otherwise provided herein. All parties hereto agree that Title Guaranty and Trust Company may deposit the earnest money in an interest-bearing escrow account and all parties hereto understand and agree that disbursement of earnest money can occur only as follows: (a) at closing, (b) upon written agreement signed by all parties to this contract, (c) upon court order, or (d) upon failure of Seller to perform Seller's obligation to close in accordance with this contract, the earnest money shall be returned to Purchaser and this shall be Purchaser's sole and exclusive remedy in the event of a default by Seller. Purchaser hereby waiving all other rights and remedies available at law or in equity; or (e) upon failure of Purchaser to fulfill Purchaser's obligations to close in accordance with this contract, the earnest money shall be paid to Seller as liquidated damages and not a penalty, the parties hereto agreeing that the damages caused by a breach of the contract are difficult or impossible to estimate accurately, the parties hereto intend to provide for liquidated damages rather than a penalty and the earnest money is a reasonable estimate of the probable loss upon a breach. If any dispute arises between Purchaser and Seller as to the final disposition of all or part of the earnest money, Title Guaranty and Trust Company in its sole discretion, shall notify Purchaser and Seller in writing that Title Guaranty and Trust Company is unable to resolve such dispute and may interplead all or any disputed part of the earnest money into court, whereupon Title Guaranty and Trust Company shall be discharged from any further liability with respect to the earnest money deposit and shall be entitled to recover its fees and expenses, including Auctioneer's commission and attorneys' fees in connection with said interpleader from the earnest money, or, upon fifteen (15) days written notice to the parties Title Guaranty and Trust Company may make a disbursement of the earnest money upon a reasonable interpretation of this contract. In either event, the parties hereto release and discharge Title Guaranty and Trust Company and Auctioneer from any claims related to the earnest money and shall not seek damages from Title Guaranty and Trust Company and Auctioneer by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder.

Seller shall within thirty (30) days after contract convey file to Purchaser by General Warranty Deed, subject only to (1) zoning ordinances affecting said Property, (2) general utility easements of record serving said Property, (3) subdivision restrictions of record, and (4) all matters that would be shown on a current and accurate survey of said property, and (5) leases, other easements, other restrictions and encumbrances affecting the Property.

Seller and Purchaser agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties at the time the sale is consummated.

Commission is to be paid to Auctioneer pursuant to and in accordance with that certain agreement between Auctioneer and Seller regarding authorization and compensation, and to Broker, if any, pursuant to the auction sales brochure relative to the subject Property, which documents are incorporated herein by reference.

Special Stipulations

1. If Purchaser defaults on any of the terms and conditions of this contract, Purchaser shall pay all reasonable attorneys' fees arising in a lawsuit for specific performance.
2. Real estate taxes on the Property shall be prorated as of the date of closing. Payment and proration of taxes and assessments is final as between Purchaser and Seller.
3. Sale shall be closed on or before July 11, 2022. Closing shall be conducted by Title Guaranty and Trust Company (423.266.5751). Closing costs shall be paid by the Purchaser and shall include, but not limited to, deed preparation and attorney's fees to prepare such deed, recording fees, title examination, tax search fee and transfer tax fee, if applicable. Title insurance through Title Guaranty and Trust Company shall be paid by the Purchaser.
4. Possession of the Property shall be granted by Seller to Purchaser no later than the date of closing.
5. **Property is sold "as is"** and Seller makes no warranty as to any buildings, structures, easements, leases, restrictions, covenants, conditions, zoning and/or any and all other matters including those that would be revealed by a current survey or an inspection of the Property or contained in public records. Purchaser warrants that Purchaser is purchasing the Property and the contents thereof on an "as is" basis with no warranties of any kind, express or implied, either oral or written, whether of habitability, merchantability, fitness for a particular purpose, condition of improvements, environmental condition or otherwise made by Seller, Auctioneer, or any agent of Seller or Auctioneer, including but not limited to, information contained in the sales brochure or supplemental brochures and/or presentations and warranties regarding zoning matters, the ability of the Purchaser to construct new improvements, the ability of Purchaser to remodel existing improvements, the availability of zoning variances, building and demolition permits or plats of consolidation and/or subdivision. No liability for inaccuracies, errors or omissions contained in any materials provided to Purchaser is assumed by Seller, Auctioneer or any of their agents. In addition, the parties hereto acknowledge that Auctioneer is not obligated to and has not made any independent investigation of the condition of the Property.
6. Purchaser represents that either Purchaser or duly authorized agent of Purchaser has inspected the property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property and verified all facts and information contained in any materials provided to Purchaser prior to executing this contract. Purchaser has not relied upon any sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Seller, Auctioneer, or others, including, but not limited to, any relating to the description of physical condition of the Property, or the dimensions of the

AUCTION – June 11th at 11:00 am
729 Chestnut Street - Chattanooga, TN 37402

Property or any other physical dimensions thereof, the estimated real estate taxes of the Property, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as may be specifically represented herein. Purchaser has relied on their own examination and investigation thereof. No person has been authorized to make any representation on behalf of Seller. Purchaser agrees (a) to purchase the Property without offset or any claim against, or liability to, Seller or its agents, whether or not any layout or dimension of the Property or any part thereof, is accurate or correct, and (b) that Purchaser shall not be relieved of any of Purchaser's obligations hereunder by reason of any minor inaccuracy or error.

7. Seller may extend contract closing date for thirty (30) days.
8. Henry B. Glascock Company and Karl Sodergren, broker/auctioneer, are acting exclusively as agent for the Seller and do not represent the Purchaser.
9. Time is of the essence.
10. All notices required or permitted under this contract shall be in writing, sent to the addresses set forth below, and shall be sent by (i) nationally recognized overnight courier, (ii) certified mail with return receipt requested and postage prepaid, or (iii) by email provided that a copy is sent in accordance with clause (i) and (ii) of this sentence.

This contract constitutes the sole and entire agreement between the parties hereto and no modification of this contract shall be binding unless attached hereto and signed by all parties to this agreement. No representation, promise, or inducement not included in this contract shall be binding upon any party hereto.

Signature: Purchaser

Print Purchaser's Name

Address

City, State Zip

Daytime Telephone Home Telephone

Email

Signature: Auctioneer
Henry B. Glascock Company Associate

Print Auctioneer's Name

Signature: Seller

Print Seller's Name and Title

Auction Terms and Conditions

AUCTION DATE: June 11th at 11 am. Auction will take place at Mountain City Club.

INSPECTION: Inspect at your own risk.

BIDDING TERMS: Pay 10% (of the high bid) earnest money down at the time of signing the Auction Contract. Balance due at closing within 30 days. A copy of the contract may be reviewed prior to the auction by contacting the auctioneer.

BUYER'S PREMIUM: There is a 10% buyer's premium being charged at this auction. Example: For each \$10,000 of bid amount, there will be a \$1,000 buyer's premium added to arrive at a purchase price of \$11,000.

CLOSING: Balance of the purchase price is due on or before Monday, July 11th 2022.

CLOSING ATTORNEY: Closings will be conducted by Title Guaranty and Trust Company – 617 Walnut Street, Chattanooga, TN. Deed preparation and Seller's attorney's fees will be paid by the seller; all other normal closing costs will be paid by the purchaser. Taxes will be prorated as of date of closing. Title insurance through Title Guaranty and Trust Company shall be paid by purchaser.

AGENCY: Henry B. Glascock, broker, is acting exclusively as agent for the seller and does not represent the purchaser.

SPECIAL NOTE: Property is selling "as-is, where-is" with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records. The only representation and warranties made are those contained in the Contract of Sale. Seller reserves the right to add or delete property, or cancel the sale, prior to the auction. Property will be conveyed by General Warranty Deed. Information contained herein was obtained from sources deemed reliable. The property will sell "as- is, where-is" with no warranty, express or implied, as to improvements, soil condition, environmental or zoning. Although every precaution has been taken to ensure accuracy, neither the Seller, Henry B. Glascock Company nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid. The terms of the Contract of Sale are controlling in the event of any perceived inconsistency between its terms and any statements in this brochure or other advertisements. Announcements made at the auction will take precedence over written matters.

ADDITIONAL TERMS & CONDITIONS: Any additional terms or conditions of sale, added by Auctioneer, shall be announced prior to auction.

Disclaimer

ATTORNEY REVIEW RECOMMENDED

It is recommended that all information included in this property information package and all other auction-related material be carefully reviewed by your attorney. Additionally, all terms and procedures are subject to and may be superseded by changes distributed or announced to bidders prior to the auction. The property is being sold on an “as is, where is” basis with all faults, and seller makes no representations or warranties except for the warranty of title set forth in the General Warranty Deed to be delivered to the purchaser at closing.

PROPERTY INSPECTION

Your complete inspection of the property prior to the auction is encouraged. Please contact Henry Glascock with any questions you may have 423- 991-7221 or 423-825-0049.